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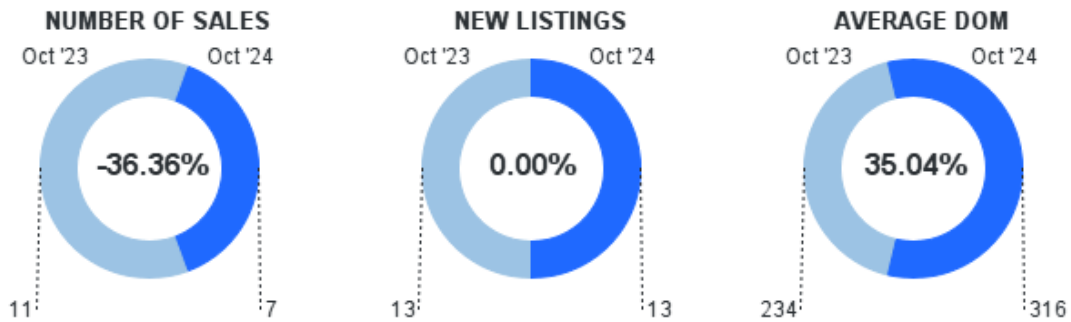
# LAND

OCTOBER 2024  
COLDWELL BANKER AREA REPORTS  
ST CROIX, USVI

## ST. CROIX | October 2024

### REAL ESTATE SNAPSHOT - Change since this time last year

Lots/Acres



**-7.50%** ↓

**MEDIAN SALES PRICE**  
LOTS/ACRES

**0.93%** ↑

**AVERAGE SALES PRICE**  
LOTS/ACRES

**-18.37%** ↓

**MEDIAN LIST PRICE  
(SOLD LISTINGS)**  
LOTS/ACRES

**27.13%** ↑

**AVERAGE LIST PRICE  
(SOLD LISTINGS)**  
LOTS/ACRES

■ Oct '23    ■ Oct '24

# AREA REPORT

## ST. CROIX

### FULL MARKET SUMMARY

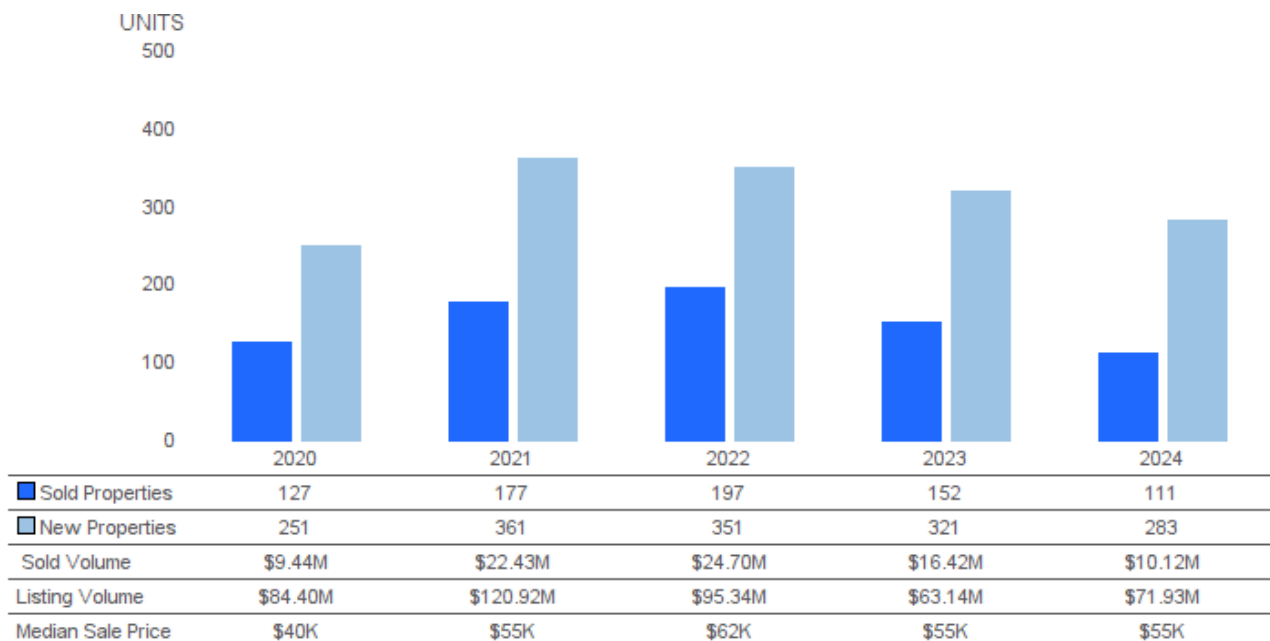
October 2024 | Lots/Acres ?

	Month to Date			Year to Date		
	October 2024	October 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	13	13	0%	283	269	5.2% <span>↑</span>
Sold Listings	7	11	-36.36% <span>↓</span>	111	134	-17.16% <span>↓</span>
Median List Price (Solds)	\$40,000	\$49,000	-18.37% <span>↓</span>	\$62,000	\$68,500	-9.49% <span>↓</span>
Median Sold Price	\$37,000	\$40,000	-7.5% <span>↓</span>	\$55,000	\$55,000	0%
Median Days on Market	181	139	30.22% <span>↑</span>	194	155	25.16% <span>↑</span>
Average List Price (Solds)	\$67,642	\$53,209	27.13% <span>↑</span>	\$109,348	\$125,599	-12.94% <span>↓</span>
Average Sold Price	\$48,857	\$48,409	0.93% <span>↑</span>	\$91,163	\$107,929	-15.53% <span>↓</span>
Average Days on Market	316	234	35.04% <span>↑</span>	322	282	14.18% <span>↑</span>
List/Sold Price Ratio	83%	91.1%	-8.88% <span>↓</span>	86.7%	86.1%	0.69% <span>↑</span>

### SOLD AND NEW PROPERTIES (UNITS)

October 2024 | Lots/Acres ?

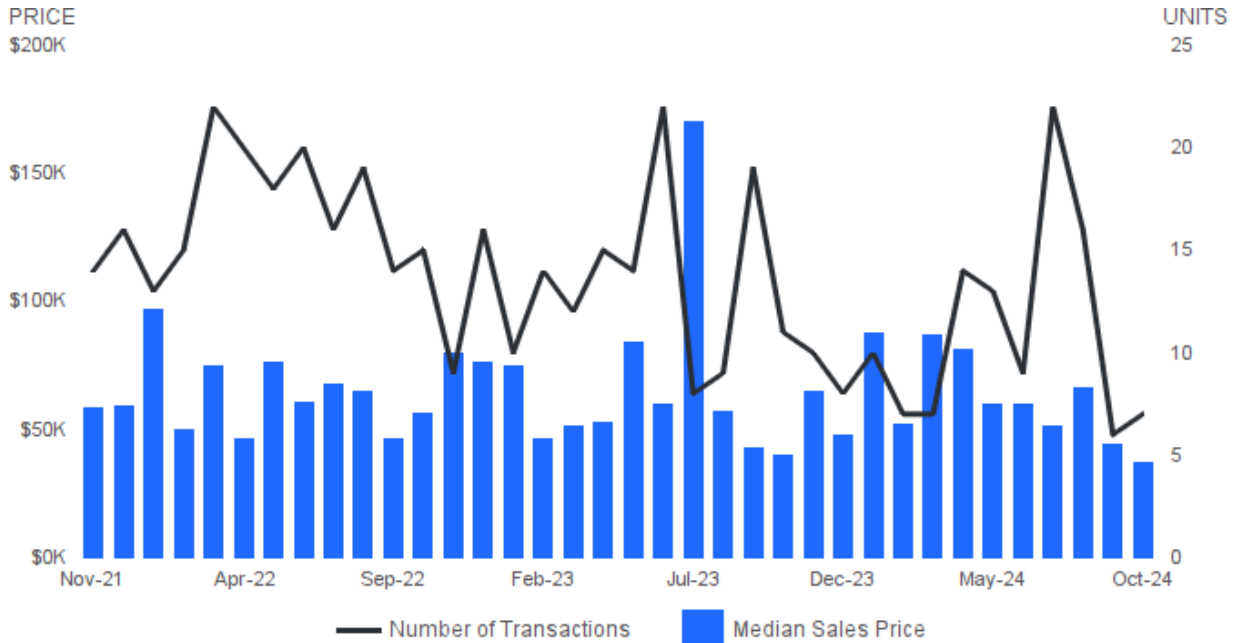
**Sold Properties** | Number of properties sold during the year  
**New Properties** | Number of properties listed during the year.



## MEDIAN SALES PRICE AND NUMBER OF SALES

October 2024 | Lots/Acres ?

**Median Sales Price** | Price of the "middle" property sold -an equal number of sales were above and below this price.  
**Number of Sales** | Number of properties sold.



## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

October 2024 | Lots/Acres ?

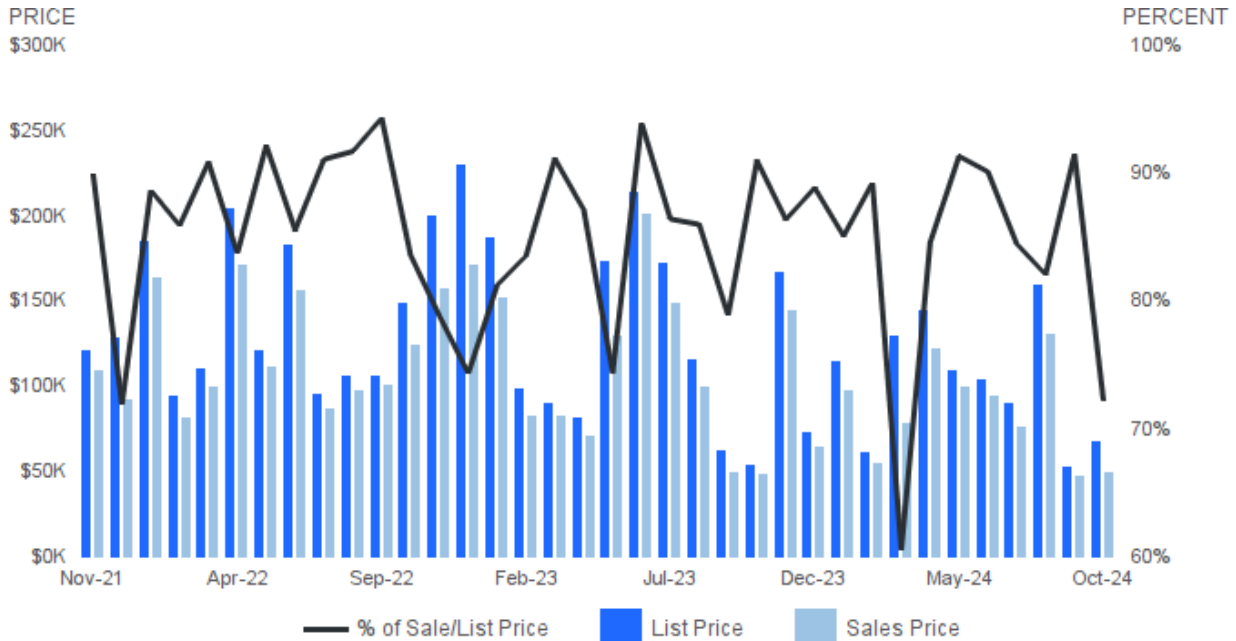
**Average Sales Price** | Average sales price for all properties sold.  
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

October 2024 | Lots/Acres ?

**Sale Price as a Percentage of Original Price** | Average sale price of property as percentage of final list price.

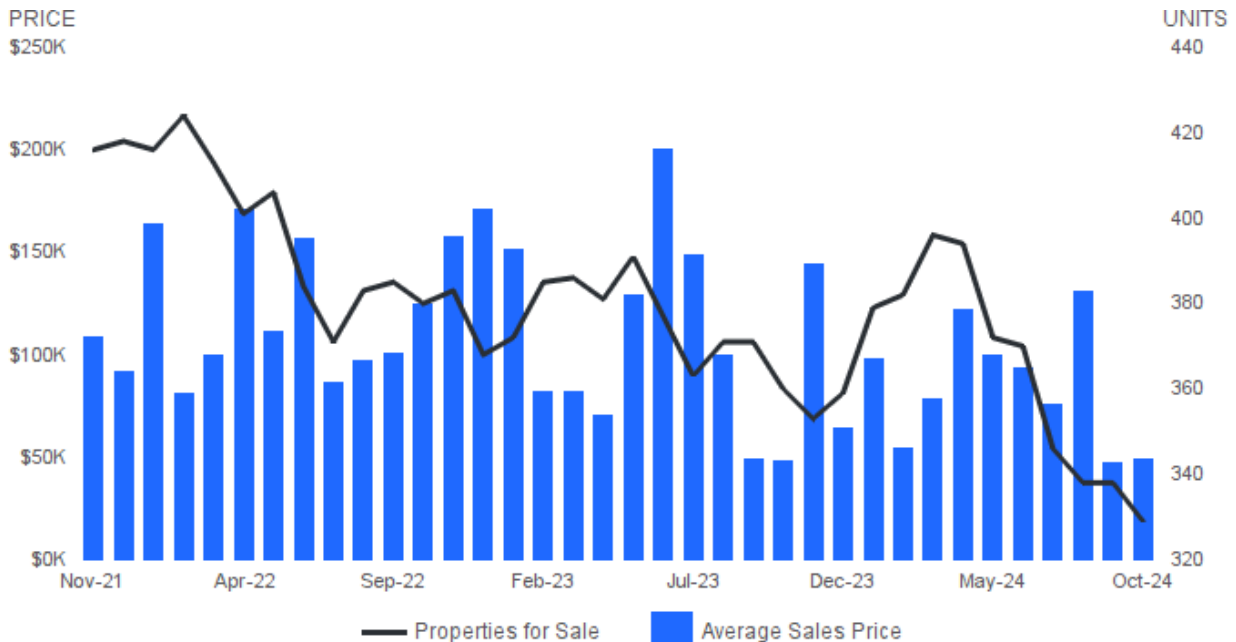


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

October 2024 | Lots/Acres ?

**Average Sales Price** | Average sales price for all properties sold.

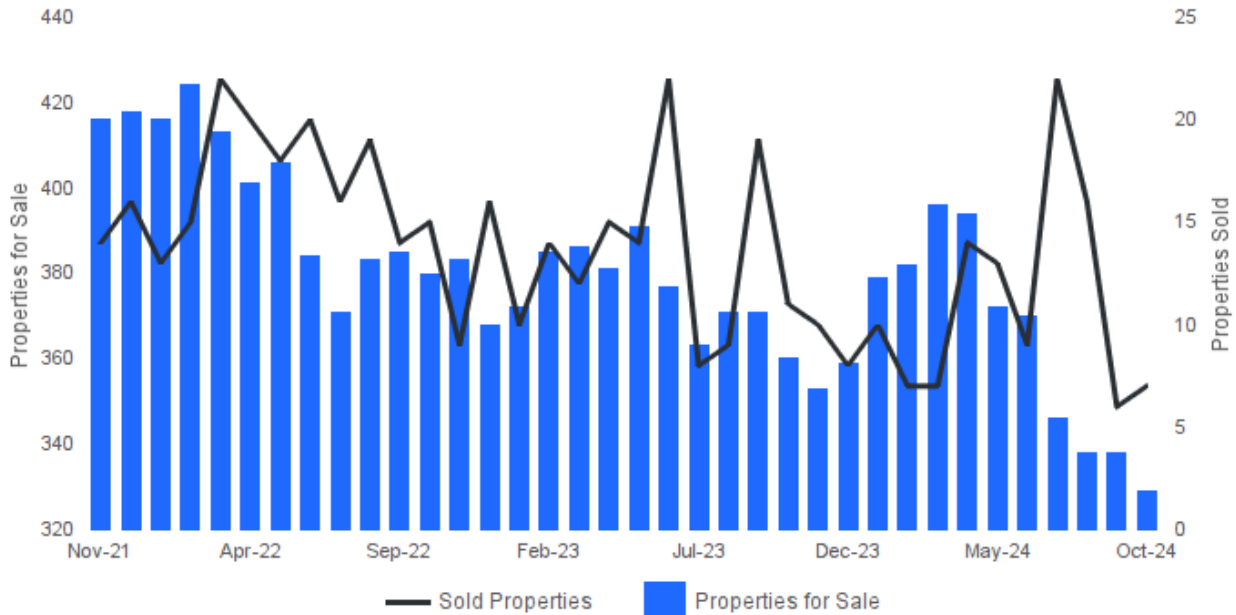
**Properties for Sale** | Number of properties listed for sale at the end of month.



## PROPERTIES FOR SALE AND SOLD PROPERTIES

October 2024 | Lots/Acres ?

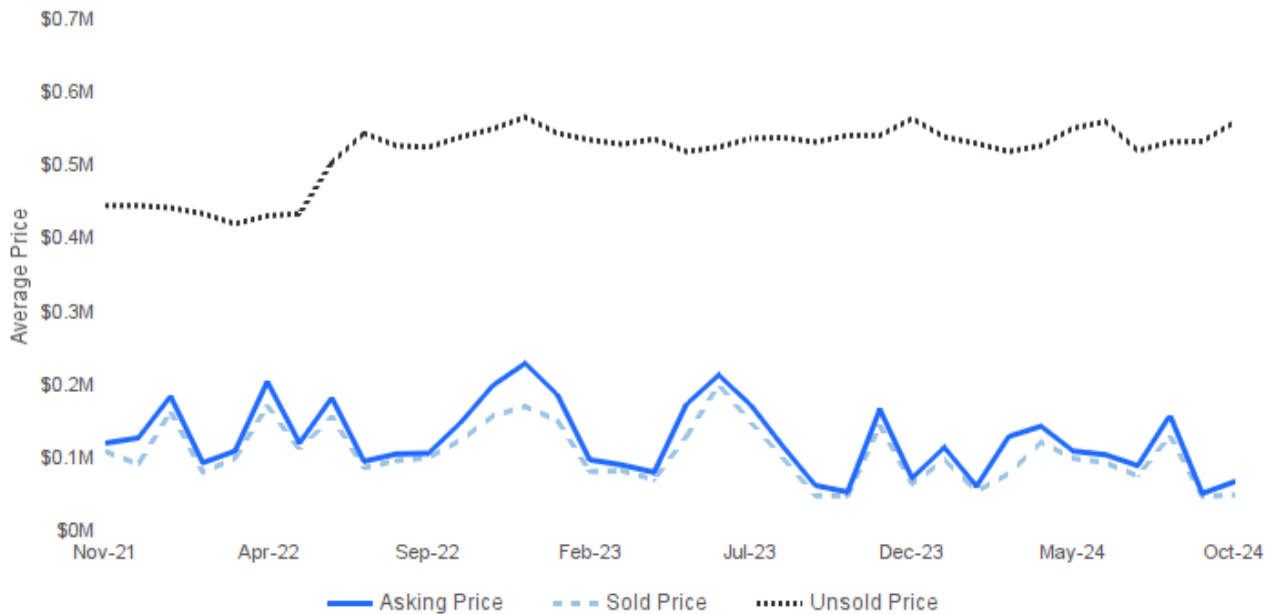
**Properties for Sale** | Number of properties listed for sale at the end of month.  
**Sold Properties** | Number of properties sold.



## AVERAGE ASKING/SOLD/UNSOLD PRICE

October 2024 | Lots/Acres ?

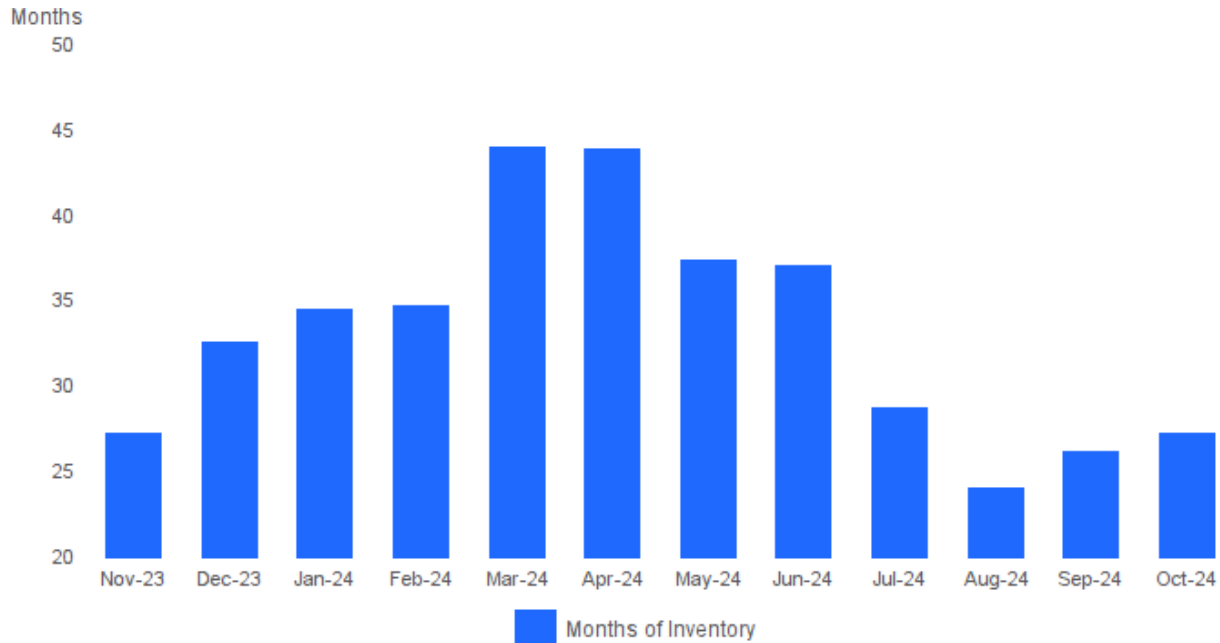
**Asking Price** | the average asking price of sold properties  
**Sold Price** | the average selling price  
**Unsold Price** | the average active list price



## ABSORPTION RATE

October 2024 | Lots/Acres ?

**Absorption Rate** | Looks at the past year's monthly supply of inventory. In a normal market there should be a 6 month supply. The higher the rate above 6 the more aggressive a seller has to be with the competition; price and having a picture perfect property.



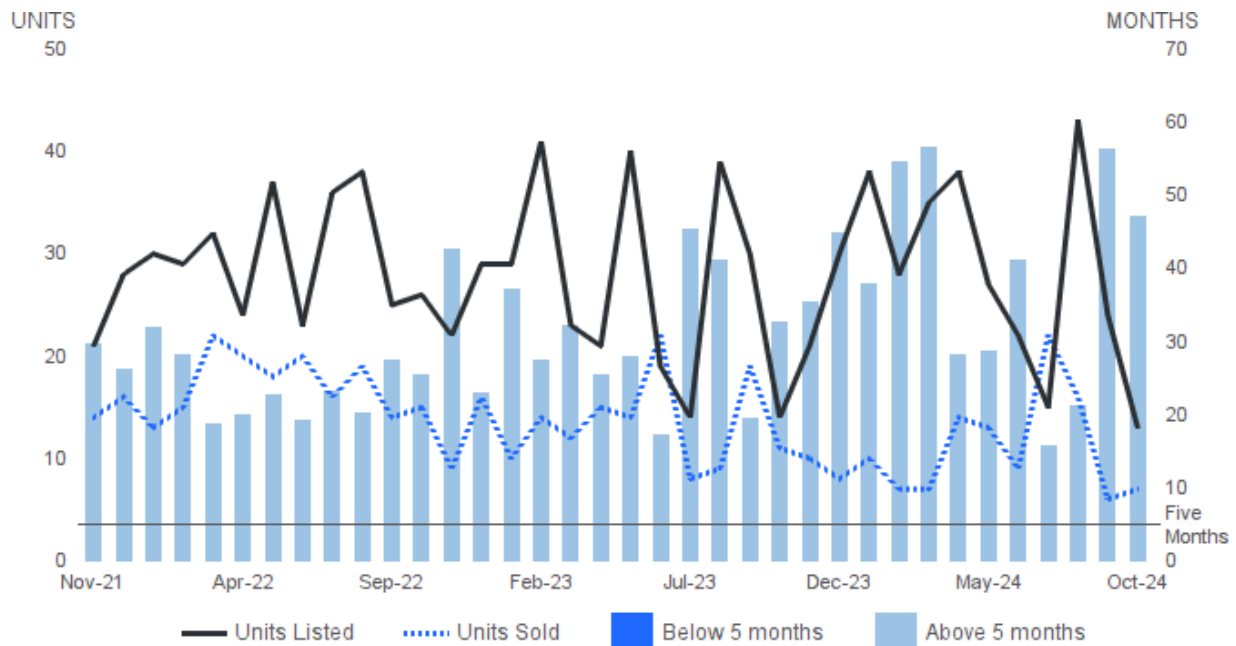
## MONTHS SUPPLY OF INVENTORY

October 2024 | Lots/Acres ?

**Months Supply of Inventory** | Properties for sale divided by number of properties sold.

**Units Listed** | Number of properties listed for sale at the end of month.

**Units Sold** | Number of properties sold.



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